

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, November 27, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco (7:05), Jack Hart, Ginny Kelleher, Brian Morales, Bill Sanders, Cindy Spoljaric, and Carolyn Stevenson. Also present were Al Salzman, Jennifer Miller, and Attorney Brian Zaiger.

Spoljaric stated that on Page 3 of the minutes, it states Clark voted against the motion when it was actually Hart.

Hart moved to approve the October 23 minutes as amended.

Clark seconded, and the motion passed unanimously.

Miller reviewed the Public Hearing Rules and Procedures.

Discussion followed regarding whether or not to have an Advisory Plan Commission meeting on December 18, 2006.

Spoljaric moved to, as scheduled, hold the Advisory Plan Commission hearing on December 18; however, let it be noted, there will not be a December meeting next year.

Del Greco seconded, and the motion failed due to a vote of 4-4.

Zaiger advised that the meeting was advertised, people can show up; if there is a quorum, you can have a meeting.

Salzman reviewed continued items on the agenda including a continuance requested by staff for 0608-DP-18 and 0608-SIT-12, Pearson Investment, a continuance requested by petitioner for 0611-DP-26 and 0611-SIT-17, DeBoy Land Development Services.

Clark moved to approve the continuance requested by staff of 0608-DP-18 and 0608-SIT-12, Pearson Investment to the December 2006 meeting.

Sanders seconded, and the motion passed unanimously.

Salzman reviewed the continuance request for 0611-DP-26 & 0611-SIT-17, DeBoy Land Development Services, stating the petitioner has exercised the automatic continuance provided for in the By-Laws which will continue this petition to the December 18 meeting.

Spoljaric proposed changes to the agenda, including moving the Thoroughfare Plan Update to the beginning of the agenda for public participation.

Spoljaric also announced the Westfield-Washington Township Comprehensive Plan Public Hearing, originally scheduled for this evening, has been changed to December 4 at 7:00 p.m. in the Town Hall Assembly Room.

## **NEW BUSINESS**

### **Town Of Westfield Thoroughfare Plan Update – HNTB**

Mr. John Myers, HNTB, presented the details of the Thoroughfare Plan Update and explained funding, funding stipulations and shared a slide presentation on the transportation plan. He stated that a thoroughfare plan is a Functional Classification System which anticipates future conditions, promotes good decision making, is a key element to the Comprehensive Plan, and is required for Federal funding of projects. He added a thoroughfare plan establishes development requirements and responds to rapidly changing conditions over time which is certainly a factor in the Town of Westfield.

Myers discussed the key considerations which are land use, adjacent plans, roadway spacing, and system linkages and continuity. He presented primary arterials, secondary arterials, connections, new linkages, east/west routes, collectors, and safety improvements.

Spoljaric expressed concern about 161<sup>st</sup> Street being a primary arterial, and asked that the project go to committee for study along with the comprehensive plan so the two can be reviewed together in a special working session.

Stevenson stated at the public input meeting that Carey Road was mentioned as a primary arterial road but that Gray Road could be considered; therefore, she would also like the plan to go to committee to see if the option of Gray Road could be considered as an alternative to Carey Road.

Sanders commented that his concern is incurring higher volume of traffic and higher speed of traffic and not sure the system provided here is doing much to alleviate high speed and increasing volumes. He also stated that he believes intersections should have been addressed to a greater significance and should have been addressed first.

A Public Hearing opened at 8:05 p.m.

Mr. Don Currise, Director of the Bridgewater Club, read a letter from Steve Henke, Throgmartin-Henke, and Bridgewater's Homeowner's Association, expressing concerns about the Thoroughfare Plan and their opposition to it.

Mr. Mic Mead spoke of the insensitivity of the plan and stated it was impractical.

Mr. Ron Thomas expressed the need for an updated Thoroughfare plan, but would like the Town to review a current map of the current roads and a realistic map so the current, future, and realistic could be studied and move forward from there.

Ms. Linda Naas spoke of her concern about the amount and flow of traffic and feels parts of the plan conflict with the corridors study. She also asked what the plans are for trails crossing arterials.

Ms. Melissa Risk stated that the 161<sup>st</sup> Street plan would be a complete travesty to the area and that residents like the rural, family feel to the area.

Mr. Julius Kasa spoke of his concern regarding 161<sup>st</sup> Street and US 31, the cemetery, and the cost.

The Public Hearing closed at 8:31 p.m.

Sanders asked if any thought was given to jug handles as far as intersection traffic control and would like to see something done to the existing roadways.

Myer reiterated that the plan does not apply to everything along the roads and they don't expect the Town to begin tearing down walls and landscaping and stated it was unfortunate that it appears this way.

After discussion, the Commission decided to send this project to joint subcommittee on December 13.

Del Greco moved to send the Thoroughfare Plan to joint committee on December 13, at 7:00 p.m. in the Assembly Room in Town Hall.

Kelleher seconded, and the motion passed unanimously.

Stevenson asked for the overlays before the subcommittee meeting on the 13<sup>th</sup> in order to review materials ahead of time.

Myer responded he would do his best.

The Commission took a five minute break at 9:05 p.m.

The Commission reconvened at 9:12 p.m.

**0611-DP-24 &  
0611-SIT-15** Address Unassigned - SW corner of 196<sup>th</sup> & Tomlinson Road. Paul I. Cripe requests Development Plan and Site Plan review and approval for a new elementary school and library facility, on approximately 90 acres, in the AG-SF-1 District.

Mr. Rick Phillips, Westfield Schools, presented the details of the project which will be a K-4 building and will house the new public library in Westfield and down the road a YMCA.

Kelleher asked about the lighting.

Phillips responded there will be no lighting on the side of the building only in the parking lot, but stated it will be in accordance with the ordinance.

Kelleher reiterated a lighting plan will be submitted for the building and parking lot.

Phillips responded yes.

Kelleher stated the lighting does not comply with the ordinance because the field is not fully shielded.

Phillips responded there is some question about lighting on fields and what fully shielded means on fields, but stated there will be full compliance with the ordinance.

Mr. Chris Wasman, Paul I. Cripe, discussed drainage and the retention pond.

Sanders expressed concern about the animal waste draining into the retention pond and further into the public system.

Del Greco expressed like concern regarding animal waste draining into the retention pond and into the public system.

Sanders asked about the turn lanes into the project and why the bubble wasn't continuous along the frontage.

Phillips stated it can be extended as long as it fits with the landscape standards.

Sanders asked how late the sports activities would run.

Phillips stated evening baseball and softball will run until around 9:00 p.m.

Phillips agreed to have the engineers discuss the drainage issues and address Sanders' concerns.

Spoljaric stated she would like to see another entrance to the building for accessing the other parking lot.

Del Greco expressed like concern about the parking lot location to the entrances and stated no matter what the standards say it is common sense to be able to enter the building closer to the parking lot.

Phillips stated once again that the plan complies with all standards.

Spoljaric stated she feels information is missing in order to determine compliance.

Kelleher shared a letter from a citizen who expressed concerns about the lighting and the public address system.

A Public Hearing opened at 9:55 p.m.

Mr. John Mater stated he does not want to see lights on the ball fields. He also expressed concern about the drainage and stated that he would object to the dry ponds.

Ms. Karen Newberry stated she believes the lights will be a huge expense and are not necessary. She also expressed concern regarding the drainage. Horses: huge problem getting horses to the trail with the ball fields, kids and cars and people and noise from PA system,

The Public Hearing closed at 10:05 p.m.

Phillips responded to the public hearing comments.

Phillips agreed to turn the lights out by 10:00 p.m.

Kelleher moved to approve 0611-DP-24 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That an amended landscaping plan be provided prior to the issuance of an ILP for the subject site;
4. That a compliant lighting plan also be provided ; and
5. The sports field lighting will be turned off by 10:00 p.m.

Hart seconded, and the motion passed 6-1-1 (Spoljaric) (Clark).

Kelleher moved to approve 0611-SIT-15 with the following condition:

- That any conditions associated with 0611-DP-24 be satisfied prior to the issuance of an ILP for the subject site.

Del Greco seconded, and the motion passed 6-1-1 (Spoljaric) (Clark).

**0611-DP-25 & 0611-SIT-16**      20102 Grassy Branch, DeBoy Land Development Services requests Development Plan and Site Plan review of a new religious institution, approximately 17,000 square feet on approximately 9.15 acres, in the AG-SF-1 District.

Mr. Brent White, DeBoy Land Development Services, presented the details of the project including a revised landscaping plan which is forthcoming.

Kelleher asked about the installation of a multi-use asphalt path.

Reverend George Billison, Pastor of First Baptist Church of Westfield agreed to waive the multi-use path at this point with the understanding that if it becomes necessary in the future due to development, the church will be responsible for the installation.

A Public Hearing opened at 10:30 p.m.

Mr. William Stubbs expressed concern about drainage since his property is lower than the church's.

The Public Hearing closed at 10:31 p.m.

White responded to public hearing comments.

Kelleher moved to approve the waiver request to delay installment of the multiuse path along Grassy Branch until such time as the path reaches the property.

Clark seconded, and the motion passed 7-0.

Kelleher moved to approve 0611-DP-25 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That amended plans depicting lighting and photometric data be provided;
4. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 7-0.

Kelleher moved to approve 0611-SIT-16 with the following condition:

- That any conditions associated with 0611-DP-25 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 7-0.

**0611-DP-27 & 0611-SIT-18** 18100 US 31 North. DeBoy Land Development Services requests Development Plan and Site Plan review of a new multi-tenant commercial facility, approximately 17,000 square feet on approximately 2.29 acres, in the LB-PD District.

Mr. Brent White, DeBoy Land Development Services, presented the details of the project.

Kelleher stated there was no lighting plan and the landscaping plan needs to be amended.

White responded, the lighting plan is coming and the landscaping plan has been amended, but not distributed.

A Public Hearing opened at 10:55 p.m.

No one spoke, and the Public Hearing closed at 10:56 p.m.

White requested this project be tabled until the next Advisory Plan Commission meeting.

**Park Impact Fee.** Revisions to existing Park Impact Fee structure.

Mr. Curt Cooley, Director of Parks and Recreation, Town of Westfield, explained the increase in Park Impact Fees.

A Public Hearing opened at 11:08 p.m.

Mead spoke in favor of the park impact fee increase.

The Public Hearing closed at 11:10 p.m.

The meeting adjourned at 11:12 p.m.

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President

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Acting Secretary